

4435 GRANITE DRIVE



AVAILABLE FOR SALE OR LEASE
ROCKLIN, CA

CBRE

Unmatched Visibility in the Region's Premier Automotive Corridor

Formerly occupied by Genesis, this high profile commercial building is now vacant and available for purchase, offering a rare opportunity to establish a **flagship presence** along Interstate 80—one of Northern California's **most heavily traveled corridors** with over $\pm 150,000$ vehicles per day.

The property is strategically positioned within an established and **highly synergistic automotive environment**, surrounded by a critical mass of nationally and globally recognized dealerships including Mercedes Benz, Porsche, Land Rover, Audi, Tesla, Lucid, Rivian, and Volkswagen. This concentration creates a **powerful destination effect**, drawing consistent consumer traffic and reinforcing long term brand visibility.



PROPERTY OVERVIEW

SALE PRICE	\$10,500,000.00
BUILDING SF	$\pm 29,380$ SF
LAND ACRES	± 4.7 Acres
YEAR BUILT	1991
CONSTRUCTION	Reinforced Concrete
ZONING	C-1/C-2

The immediate adjacency to luxury, performance, and electric vehicle brands enhances cross shopping behavior and strengthens exposure to a proven, **high income customer base**. Few locations offer this level of freeway prominence combined with built in market synergy, making the property ideal for automotive, showroom, experiential retail, or brand forward commercial users seeking maximum impact.

Sale Price
\$10,500,000.00

EXECUTIVE SUMMARY

4435 Granite Drive is a $\pm 29,380$ SF, single-story, Class B commercial building offers an exceptional sale or lease opportunity on a generous 4.70-acre parcel. Built in 1991 with durable reinforced concrete construction and a 20-foot building height, the property provides a functional and versatile layout ideal for a wide range of commercial uses. Zoned C-1/C-2, the site supports flexible planning and development options, making it an excellent fit for an owner-user, investor, or tenant seeking a well-maintained, single-tenant facility with ample land and long-term potential. This is a rare chance to secure a substantial footprint in a desirable commercial district.



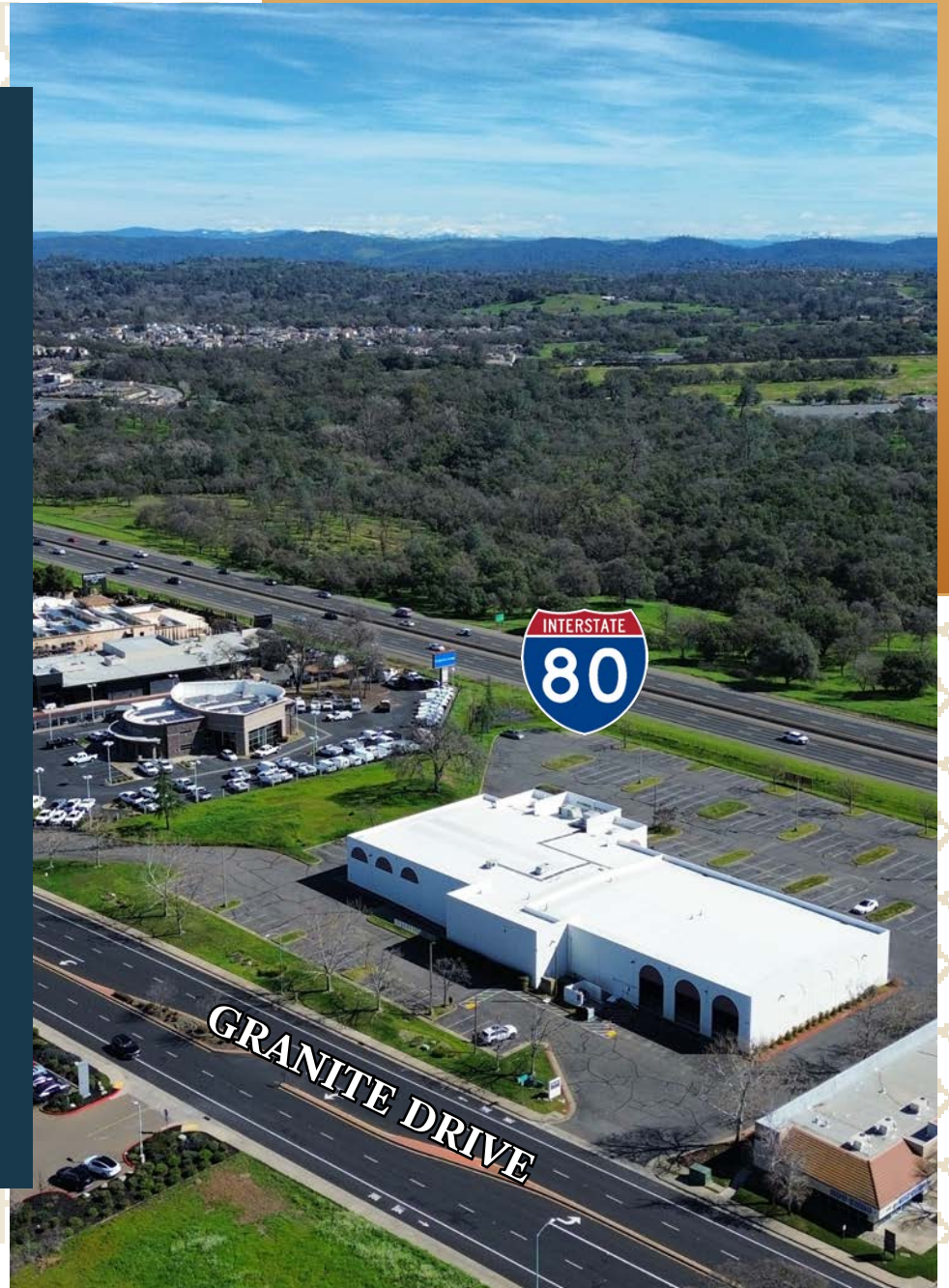
4435 GRANITE
DRIVE

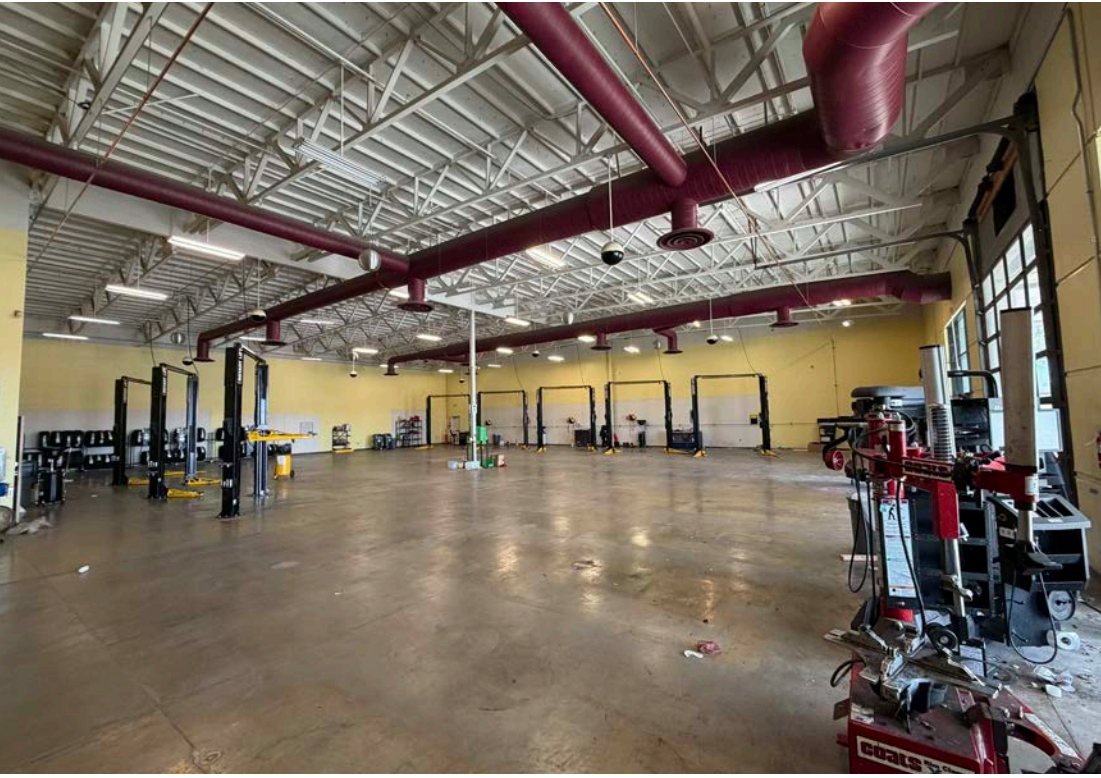


$\pm 29,380$ SF
BUILDING



± 4.7 LAND
ACRES





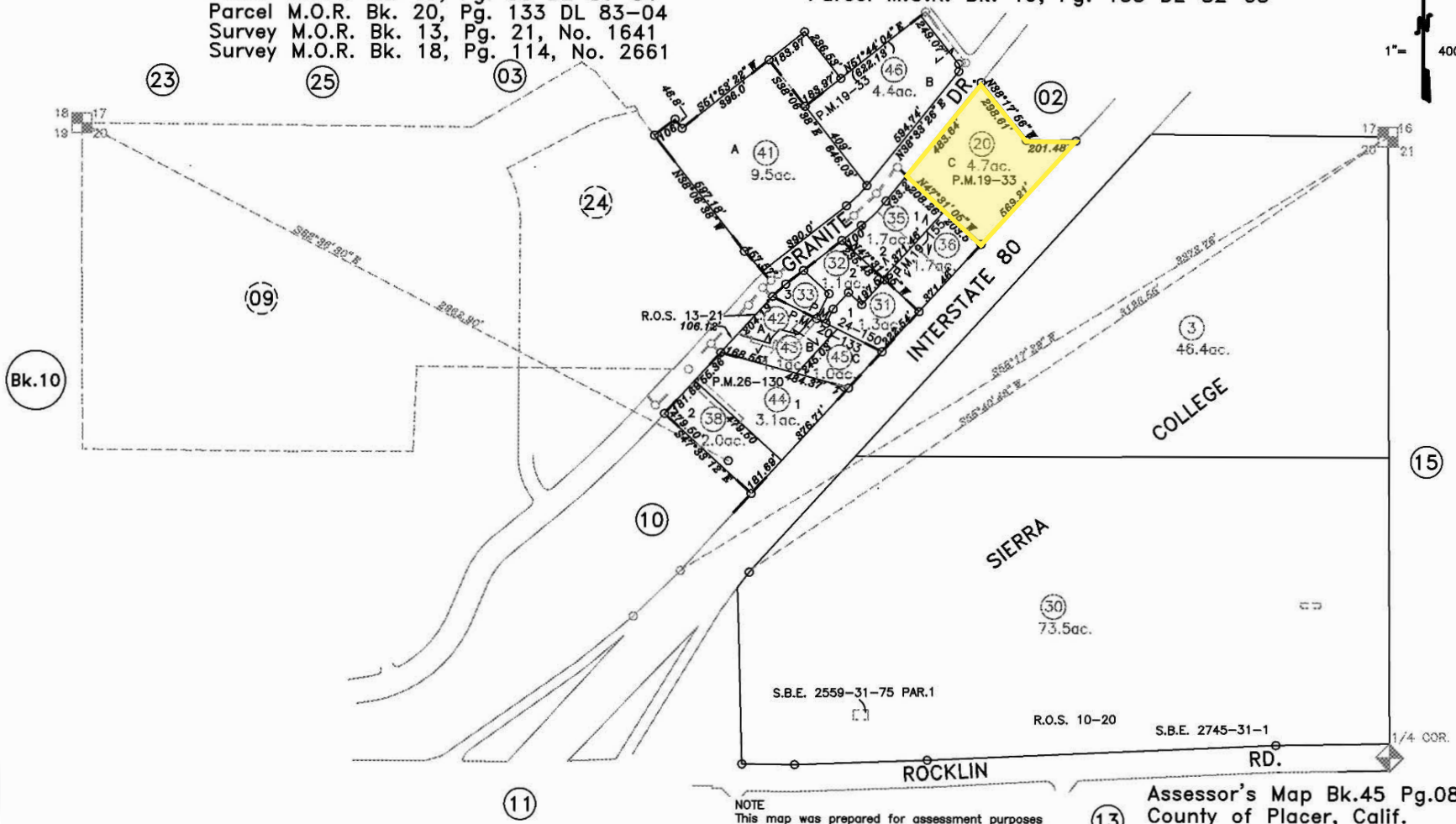
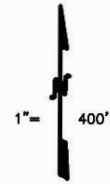
PARCEL MAP

POR. N.1/2 SEC.20, T.11N., R.7E., M.D.B.&M.

Survey M.O.R. Bk. 1, Pg. 42
 Survey M.O.R. Bk. 7, Pg. 38
 Parcel M.O.R. Bk. 18, Pg. 47, DL-81-01
 Parcel M.O.R. Bk. 19, Pg. 33 DL-81-04
 Parcel M.O.R. Bk. 20, Pg. 133 DL 83-04
 Survey M.O.R. Bk. 13, Pg. 21, No. 1641
 Survey M.O.R. Bk. 18, Pg. 114, No. 2661

Survey M.O.R. Bk. 10, Pg. 20 No. 1085
 Parcel M.O.R. Bk. 24, Pg. 150, DL-88-11
 Parcel M.O.R. Bk. 26, Pg. 130, DL 91-01
 Parcel M.O.R. Bk. 19, Pg. 155 DL-82-03

45-08



Bk.10

-29-2016
 -22-2016
 -30-2016
 -15-2004 JAC
 je Redrawn Per BaseMap Information

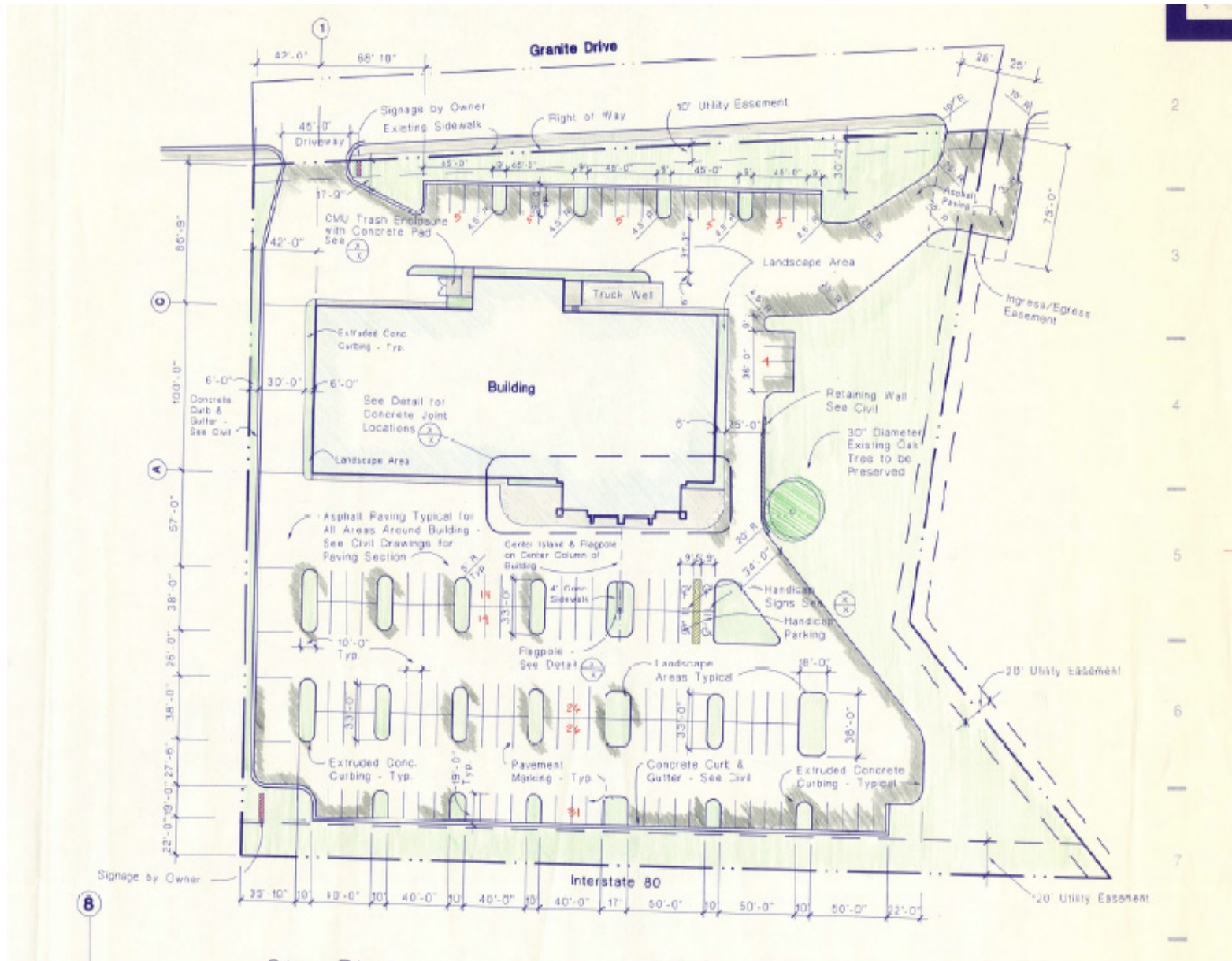
NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

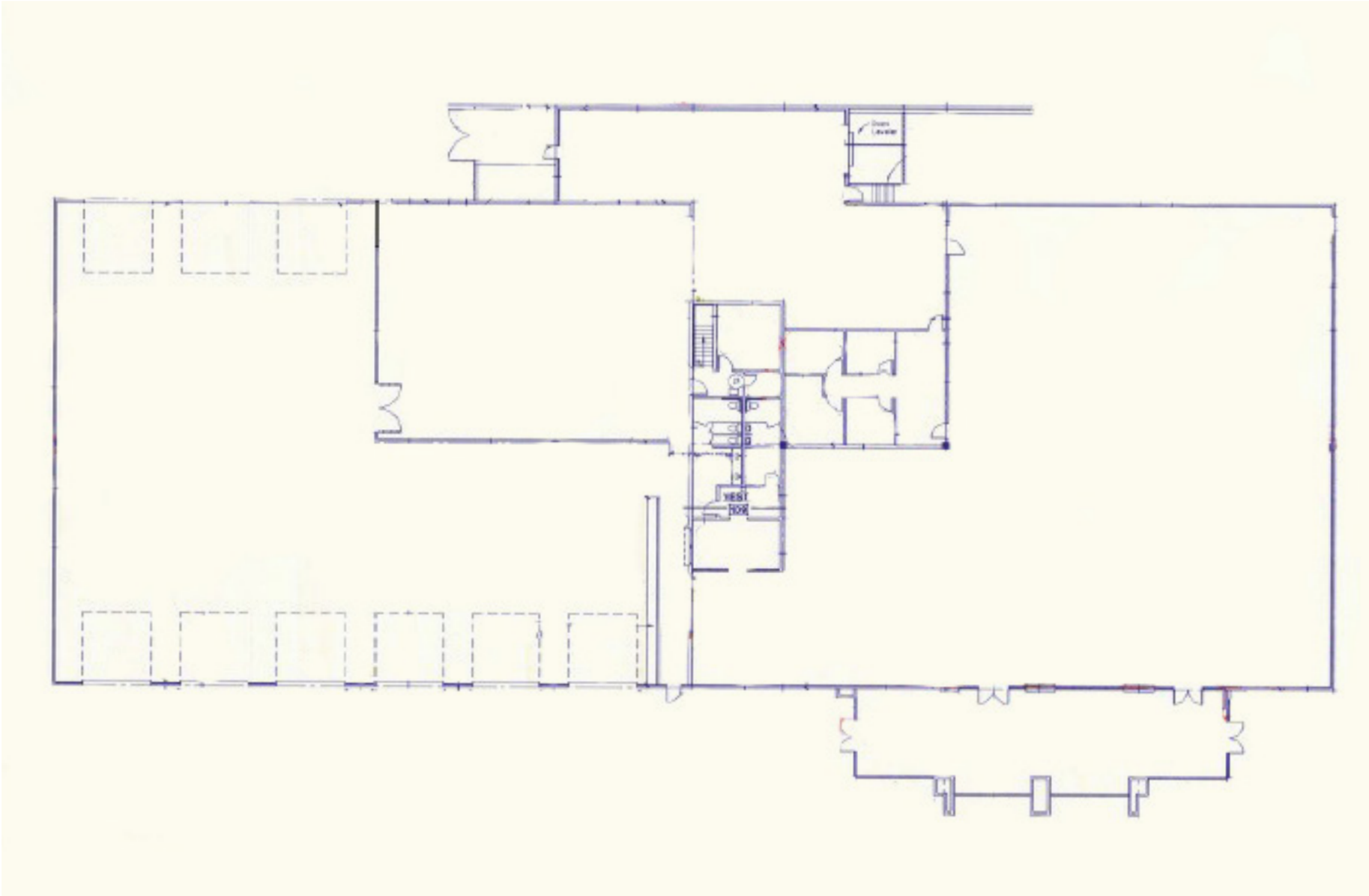
13 Assessor's Map Bk.45 Pg.08
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

SITE PLAN



FIRST FLOOR PLAN



VISIBILITY THAT DRIVES VALUE



WHERE PREMIER BRANDS CONVERGE ALONG I-80



ROCKLIN RD



4435
GRANITE
DRIVE



GRANITE DR

4435

GRANITE DRIVE

GRANITE DR



KEVIN LARSCHEID
Executive Vice President
+1 916 781 4818
kevin.larscheid@cbre.com
Lic. 00816790

SCOTT RUSH
First Vice President
+1 916 781 4802
scott.rush@cbre.com
Lic. 01228497

PHILLIP LARSCHEID
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 02434984

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE